

ESTATES AT RIVERCREST

SHEET 1 OF 7

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT  
BOOK

PAGE

DEDICATION  
ESTATES AT RIVERCREST

KNOW ALL MEN BY THESE PRESENTS, THAT M/I HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER (OWNER) IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES TRACT A-1 (RIGHT-OF-WAY) TO THE PERPETUAL USE OF THE PUBLIC. THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND TO THE PROVIDERS OF THE PUBLIC UTILITIES.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 4 LYING IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE RUN NORTH 89°59'29" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 342.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SANFORD TRAILS ESTATES, AS RECORDED IN PLAT BOOK 45, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°04'14" EAST, ALONG SAID SOUTHERLY PROLONGATION, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF CELERY AVENUE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77050-63J-2; THENCE RUN NORTH 00°04'14" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE EAST LINE OF SAID SANFORD TRAILS ESTATES AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 1965.53 FEET TO A POINT ON THE NORTH MEANDER LINE OF GOVERNMENT LOT 4; THENCE DEPARTING SAID EAST LINE RUN NORTH 88°56'56" EAST ALONG SAID NORTH MEANDER LINE FOR A DISTANCE OF 395.81 FEET; THENCE RUN SOUTH 84°03'04" EAST ALONG SAID NORTH MEANDER LINE FOR A DISTANCE OF 291.80 FEET; THENCE DEPARTING SAID NORTH MEANDER LINE RUN SOUTH 00°04'14" WEST FOR A DISTANCE OF 1941.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF CELERY AVENUE; THENCE RUN SOUTH 89°52'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 686.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.92 ACRES, MORE OR LESS.

DEDICATION CONTINUED

THE 20.00' PRIVATE DRAINAGE EASEMENT (P.D.E.), THE 10.00' PRIVATE DRAINAGE EASEMENTS (P.D.E.) AND THE 5.00' REAR PRIVATE DRAINAGE EASEMENT (P.D.E.) ON THE REAR OF LOTS 23 THROUGH 31, SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

A FIVE (5.00) FOOT WIDE SIDE YARD PRIVATE DRAINAGE EASEMENT (P.D.E.) ON ALL SIDE PROPERTY LINES IS HEREBY DEDICATED TO THE ASSOCIATION. THE LOT OWNERS SHALL BE REQUIRED TO MAINTAIN THE EASEMENT AREA ON THEIR LOT IN COMPLIANCE WITH THE PLAT AND THE DECLARATION TO ENSURE FUNCTION OF THE DRAINAGE FLOW WITHIN THE EASEMENT.

AN EMERGENCY ACCESS EASEMENT OVER ALL PRIVATE DRAINAGE EASEMENTS (P.D.E.) SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE DRAINAGE EASEMENT.

THE FIVE (5.00') FOOT TRAIL EASEMENT (T.E.) IS DEDICATED TO AND MAINTAINED BY SEMINOLE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.

THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS, REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

TRACT A (RIGHT-OF-WAY) IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

TRACTS B, C, (LANDSCAPE BUFFER/WALL/FENCE), D, G (LANDSCAPE BUFFER/WALL/FENCE AND DRAINAGE) AND TRACT H (AMENITY/OPEN SPACE) IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

TRACT F (LIFT STATION) IS TO BE OWNED AND MAINTAINED BY THE CITY OF SANFORD, TRANSFER OF OWNERSHIP VIA SEPARATE INSTRUMENT.

TRACT E (RETENTION POND/OPEN SPACE) IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

TRACTS L-1 (LANDSCAPE/SIGNAGE), L-2 (LANDSCAPE), L3 AND L4 (LANDSCAPE/WALL) IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

THE FIVE (5.00') FOOT WALL MAINTENANCE EASEMENT (W.M.E.) IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

TRACT J (WETLAND BUFFER AND CONSERVATION EASEMENT) AND TRACT K (WETLANDS AND CONSERVATION EASEMENT) ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION. A CONSERVATION EASEMENT OVER TRACT J (WETLAND BUFFER AND CONSERVATION EASEMENT) AND TRACT K (WETLANDS AND CONSERVATION EASEMENT) IS DEDICATED TO SEMINOLE COUNTY, FLORIDA. THE CONSERVATION EASEMENT IS TO BE MAINTAINED BY THE ASSOCIATION. THE REMOVAL OF VEGETATION WITHIN THE CONSERVATION EASEMENT IS PROHIBITED UNLESS APPROVAL FROM SEMINOLE COUNTY IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO SEMINOLE COUNTY. NO SOIL EXCAVATION, FILL, OR REMOVAL WITHIN THE TRACTS IS PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE TRACTS IS LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.

IN WITNESS WHEREOF, the undersigned, M/I Homes of Orlando, LLC, a Florida Limited Liability Company, who is Owned by M/I Homes of Florida, LLC, a Florida Limited Liability Company, who is owned by M/I Homes, Inc., an Ohio Corporation, has caused these presents to be executed and acknowledged by its undersigned officer thereunto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY: M/I HOMES OF ORLANDO, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY  
WHO IS OWNED BY M/I HOMES OF FLORIDA, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY,  
WHO IS OWNED BY M/I HOMES INC, AN OHIO CORPORATION

Signature: \_\_\_\_\_  
Printed Name: BRENT BARTHOLOMEW, VICE PRESIDENT

Signed and sealed and delivered in our presence as witnesses:

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY BRENT BARTHOLOMEW, VICE PRESIDENT OF M/I HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. WHO IS ( ) PERSONALLY KNOWN TO ME OR ( ) PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD

ATTEST: \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE

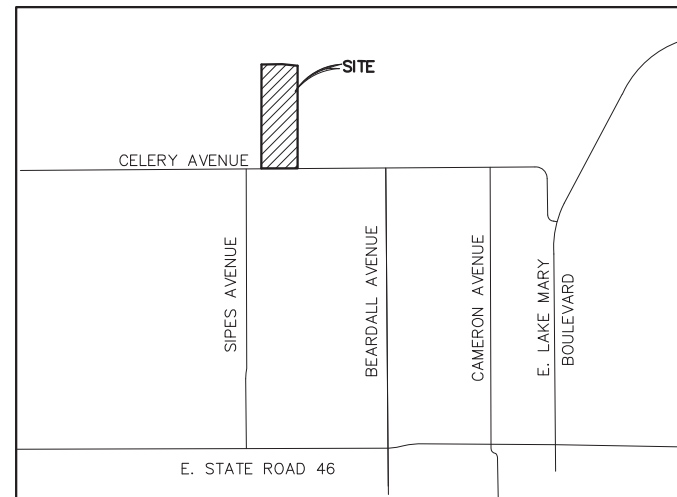
PURSUANT TO CHAPTER 177, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: RAYMOND F. PHILLIPS P.S.M.  
SEMINOLE COUNTY SURVEYOR  
LICENSE NO. LS7015

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_.

CLERK OF THE COURT CIRCUIT, GRANT MALOY  
in and for Seminole County, Florida.



VICINITY MAP - 1"=2000'

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QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON \_\_\_\_\_ HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S NAME: JAMES L. RICKMAN DATE: \_\_\_\_\_  
REGISTRATION NUMBER: 5633  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER OF LEGAL ENTITY : 6723  
ALLEN & COMPANY, INC.  
16 EAST PLANT STREET, WINTER GARDEN, FLORIDA 34787

# ESTATES AT RIVERCREST

SHEET 2 OF 7

PLAT  
BOOK

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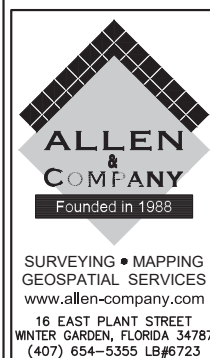
A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, AS BEING AN ASSUMED BEARING OF N 89°52'29" E.
2. LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED AS NR, NOT RADIAL.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. STATE PLANE COORDINATES SHOWN HERE ARE BASED FLORIDA EAST ZONE, NAD 1983/1990, 2011 ADJUSTMENT.
5. ALL PROPERTY AND LOT CORNERS SHALL BE SET WITHIN THE STIPULATED TIME RELATIVE TO THE RECORDING OF THIS PLAT.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
8. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE ESTATES AT RIVERCREST HOMEOWNERS ASSOCIATION, INC AND CITY OF SANFORD. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES AND CABLEVISION LINES.
9. THE PLAT AND LANDS SHOWN HEREON ARE SUBJECT TO THE COMMUNITY DECLARATION FOR ESTATES AT RIVERCREST HOMEOWNERS ASSOCIATION, INC. (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO. ALL PERSONS HAVING INTEREST IN THE LANDS DESCRIBED IN THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF THE ESTATES AT RIVERCREST HOMEOWNERS, ASSOCIATION, INC. (THE "ASSOCIATION").
10. A FIVE (5.00) FOOT WIDE PRIVATE DRAINAGE EASEMENT (P.D.E) ON ALL SIDE PROPERTY LINES IS HEREBY DEDICATED TO THE ASSOCIATION. HOMEOWNERS SHALL BE REQUIRED TO MAINTAIN THE EASEMENT AREA ON THEIR LOT IN COMPLIANCE WITH THE PLAT TO ENSURE FUNCTION OF THE DRAINAGE FLOW WITHIN THE EASEMENT. PURSUANT TO THE DECLARATION, THE ASSOCIATION MAY CAUSE ANY UNAUTHORIZED OBSTRUCTIONS TO BE REMOVED FROM WITHIN ANY EASEMENT. POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES ARE ALLOWED IN THE PRIVATE DRAINAGE EASEMENTS BUT SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS ARE ALLOWED IN THE PRIVATE DRAINAGE EASEMENTS BUT SHALL NOT BE INSTALLED WITHIN THREE (3.00) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF ANY PRIVATE DRAINAGE EASEMENT (P.D.E).
11. SEMINOLE COUNTY DEVELOPMENT ORDER NO. 18-20500033 RECORDED APRIL 11, 2019 IN OFFICIAL RECORDS BOOK 9333, PAGE 1279, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
12. FINAL DEVELOPMENT PLAN, DEVELOPER'S COMMITMENT AGREEMENT, COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED JUNE 26, 2019 IN OFFICIAL RECORDS BOOK 9382, PAGE 775, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
13. GRANT OF EXCLUSIVE CITY SERVICES EASEMENT IN FAVOR OF THE CITY OF SANFORD, A MUNICIPAL CORPORATION, RECORDED AUGUST 13, 2019 IN OFFICIAL RECORDS BOOK 9414, PAGE 1272, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN). NOTE: THIS EASEMENT NO LONGER AFFECTS THE SUBJECT PROPERTY ONCE THE PLAT IS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY.
14. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED MAY 16, 2022 IN OFFICIAL RECORDS BOOK 10239, PAGE 1978. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
15. AN ACCESS EASEMENT OVER TRACT A (RIGHT-OF-WAY) IS HEREBY GRANTED TO THE CITY OF SANFORD FOR ACCESS TO THE LIFT STATION TRACT AND ASSOCIATED SANITARY SEWER FACILITIES.
16. THIS PROPERTY IS LOCATED IN PROXIMITY TO AN AIRPORT NOISE ZONE. THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

**LEGEND AND ABBREVIATIONS:**

C.C.R. CERTIFIED CORNER RECORD	⊙ SET NAIL AND DISK PCP LB #6723 (PERMANENT CONTROL POINT)
PC POINT OF CURVATURE	
PT POINT OF TANGENCY	■ SET 4"x4" CONCRETE MONUMENT PRM LB #6723 (PERMANENT REFERENCE MONUMENT)
PI POINT OF INTERSECTION	
R/W RIGHT-OF-WAY	
O.R. OFFICIAL RECORDS BOOK	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
P.D.E. PRIVATE DRAINAGE EASEMENT	
LB LICENSED BUSINESS	R RADIUS
NR NOT RADIAL	Δ CENTRAL ANGLE
PB PLAT BOOK	L ARC LENGTH
℄ CENTER LINE	C CHORD DISTANCE
U.E. UTILITY EASEMENT	CB CHORD BEARING
PLS PROFESSIONAL LAND SURVEYOR	T.E. TRAIL EASEMENT
W.M.E. WALL MAINTENANCE EASEMENT	
● CHANGE IN DIRECTION, ALONG R/W, NO CORNER SET	



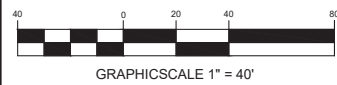
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GRAPHIC SCALE



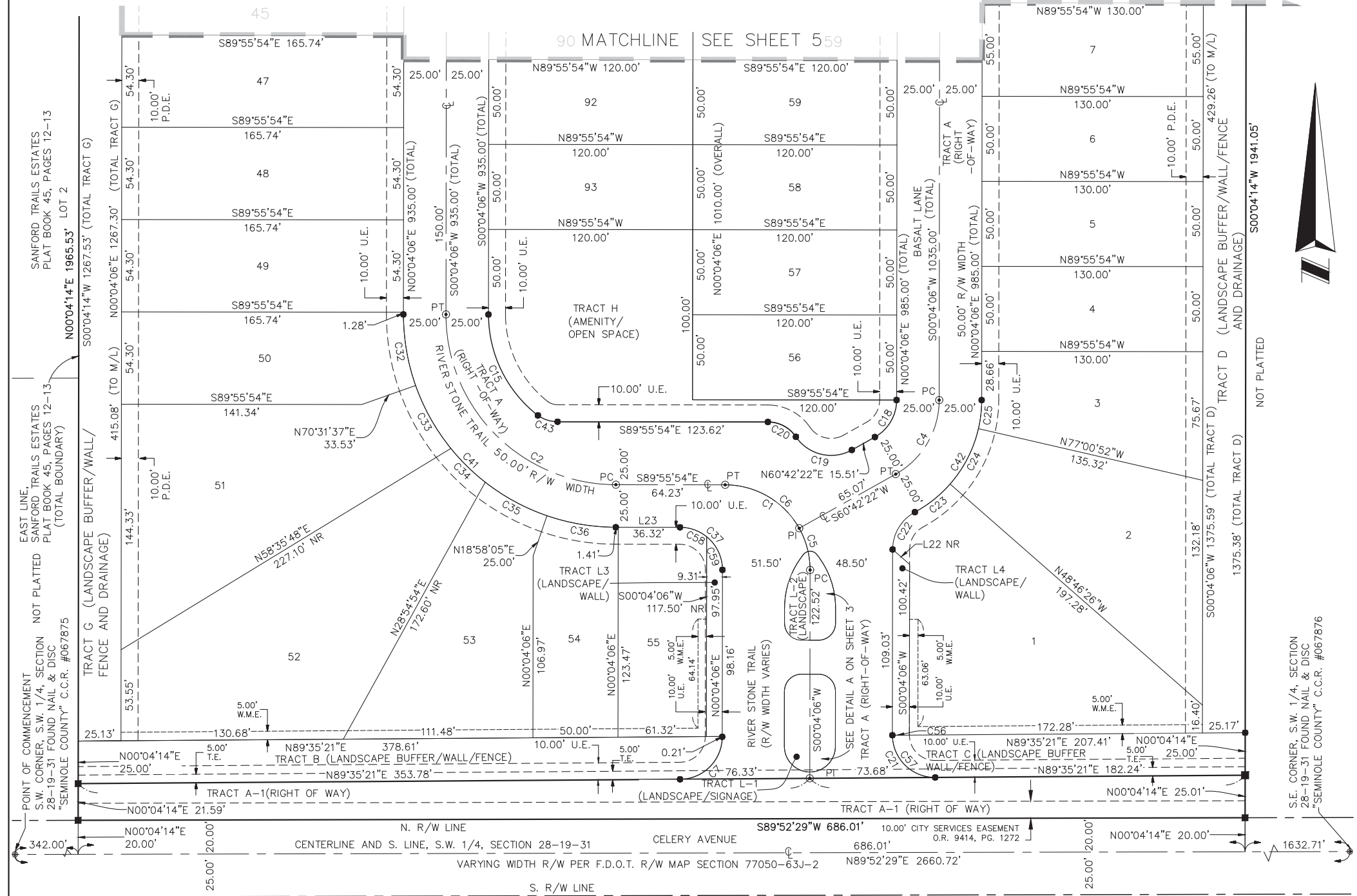
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A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA



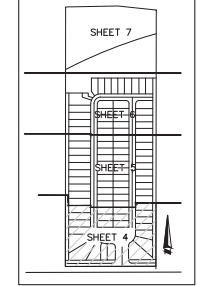
**ALLEN & COMPANY**  
Founded in 1988

SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com

16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

LINE TABLE

LINE	BEARING	LENGTH
L22	S48°46'26"E	13.28'
L23	S89°55'54"E	37.73'



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CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	50.00'	N44°55'54"W	70.71'	090°00'00"	78.54'
C2	100.00'	S44°55'54"E	141.42'	090°00'00"	157.08'
C4	50.00'	N30°23'14"E	50.48'	060°38'16"	52.92'
C5	50.00'	N14°36'46"W	25.34'	029°21'44"	25.62'
C6	50.00'	N59°36'46"W	50.48'	060°38'16"	52.92'
C7	25.00'	N44°49'44"E	35.21'	089°31'15"	39.06'
C15	75.00'	S26°03'19"E	66.05'	052°14'51"	68.39'
C18	25.00'	N30°23'14"E	25.24'	060°38'16"	26.46'

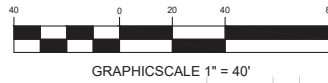
CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C19	25.03'	N76°48'12"E	33.82'	084°58'47"	37.13'
C20	75.00'	N62°06'32"W	18.67'	055°38'34"	19.42'
C21	25.00'	S45°10'16"E	35.50'	090°28'45"	39.48'
C22	25.00'	S30°48'53"W	25.56'	061°29'33"	26.83'
C23	75.00'	N51°23'37"E	26.48'	020°20'06"	26.62'
C24	75.00'	N27°06'21"E	36.59'	028°14'26"	36.97'
C25	75.00'	N06°31'37"E	16.87'	012°55'02"	16.91'
C32	125.00'	S09°42'08"E	42.43'	019°32'29"	42.63'
C33	125.00'	S29°14'25"E	42.41'	019°32'04"	42.62'
C34	125.00'	S45°31'08"E	28.35'	013°01'22"	28.41'
C35	125.00'	S61°31'52"E	41.27'	019°00'07"	41.46'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C36	125.00'	S80°28'55"E	41.05'	018°53'58"	41.23'
C37	25.00'	N44°55'54"W	35.36'	090°00'00"	39.27'
C41	125.00'	S44°55'54"E	176.78'	090°00'00"	196.35'
C42	75.00'	N30°48'53"E	76.69'	061°29'33"	80.49'
C43	20.00'	S72°13'26"E	12.17'	035°24'55"	12.36'
C56	25.00'	N00°10'16"W	0.21'	000°28'45"	0.21'
C57	25.00'	S45°24'39"E	35.36'	090°00'00"	39.27'
C58	25.00'	N70°30'01"W	16.63'	038°51'45"	16.96'
C59	25.00'	N25°30'01"W	21.58'	051°08'15"	22.31'

GRAPHIC SCALE



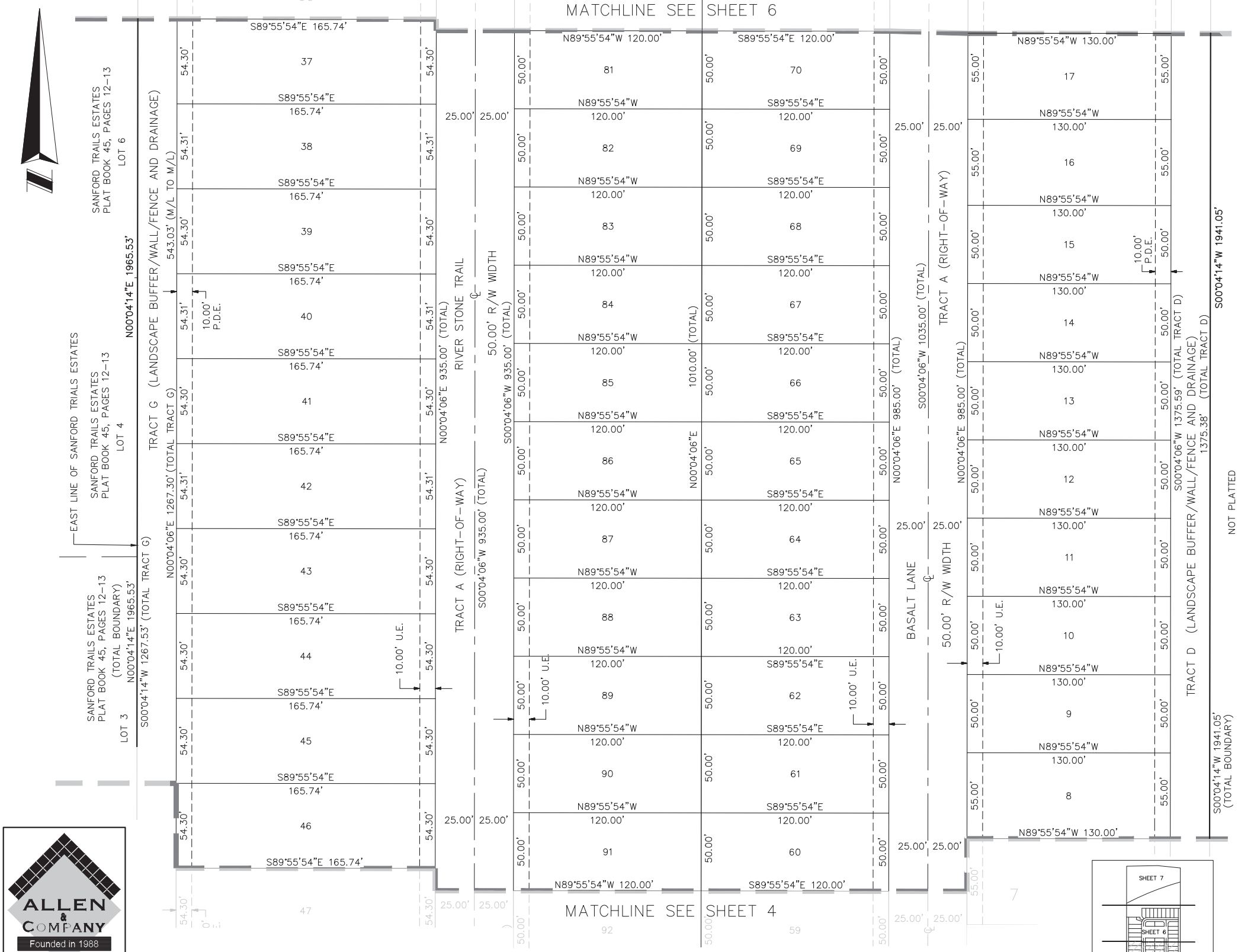
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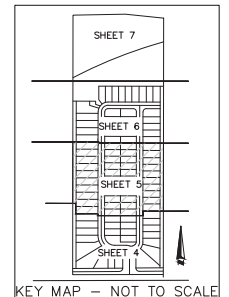
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NOT PLATTED

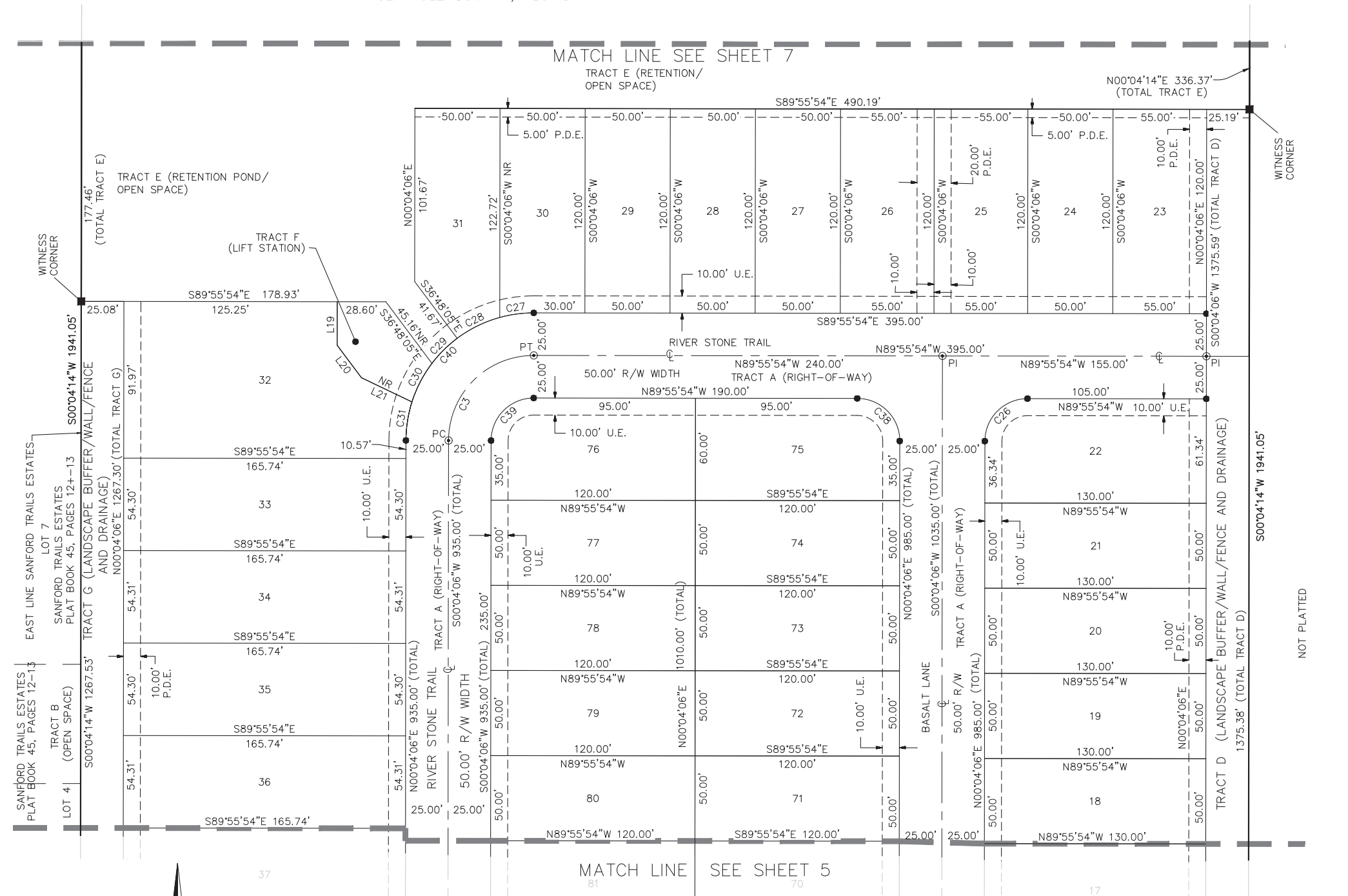
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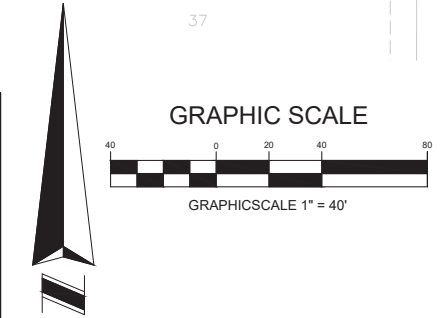
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A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA



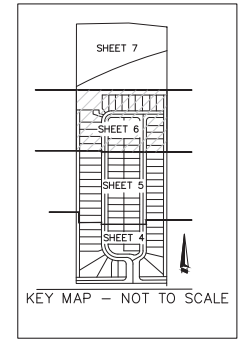
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**SHEET INDEX**

SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION & LEGEND  
SHEET 2 OF 7 – SURVEYOR'S NOTES  
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SHEETS 4 – 7 OF 7 – LOT & TRACT GEOMETRY



**LINE TABLE**

LINE	BEARING	LENGTH
L19	S00°04'06"W	25.54'
L20	S36°48'05"E	23.85'
L21	S64°26'04"E	32.88'

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C29	75.00'	S45°12'17"W	20.86'	015°59'16"	20.93'
C30	75.00'	S27°25'33"W	25.49'	019°34'13"	25.62'
C31	75.00'	S08°51'16"W	22.91'	017°34'20"	23.00'

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	50.00'	S45°04'06"W	70.71'	090°00'00"	78.54'
C26	25.00'	S45°04'06"W	35.36'	090°00'00"	39.27'
C27	75.00'	S82°20'07"W	20.18'	015°27'58"	20.24'
C28	75.00'	S63°54'02"W	27.85'	021°24'14"	28.02'
C29	75.00'	S45°33'33"W	19.94'	015°16'44"	20.00'
C30	75.00'	S37°42'15"W	40.07'	030°59'19"	40.56'
C31	75.00'	S11°08'21"W	28.80'	022°08'30"	28.98'
C38	25.00'	N44°55'54"W	35.36'	090°00'00"	39.27'
C39	25.00'	S45°04'06"W	35.36'	090°00'00"	39.27'
C40	75.00'	S45°04'06"W	106.07'	090°00'00"	117.81'

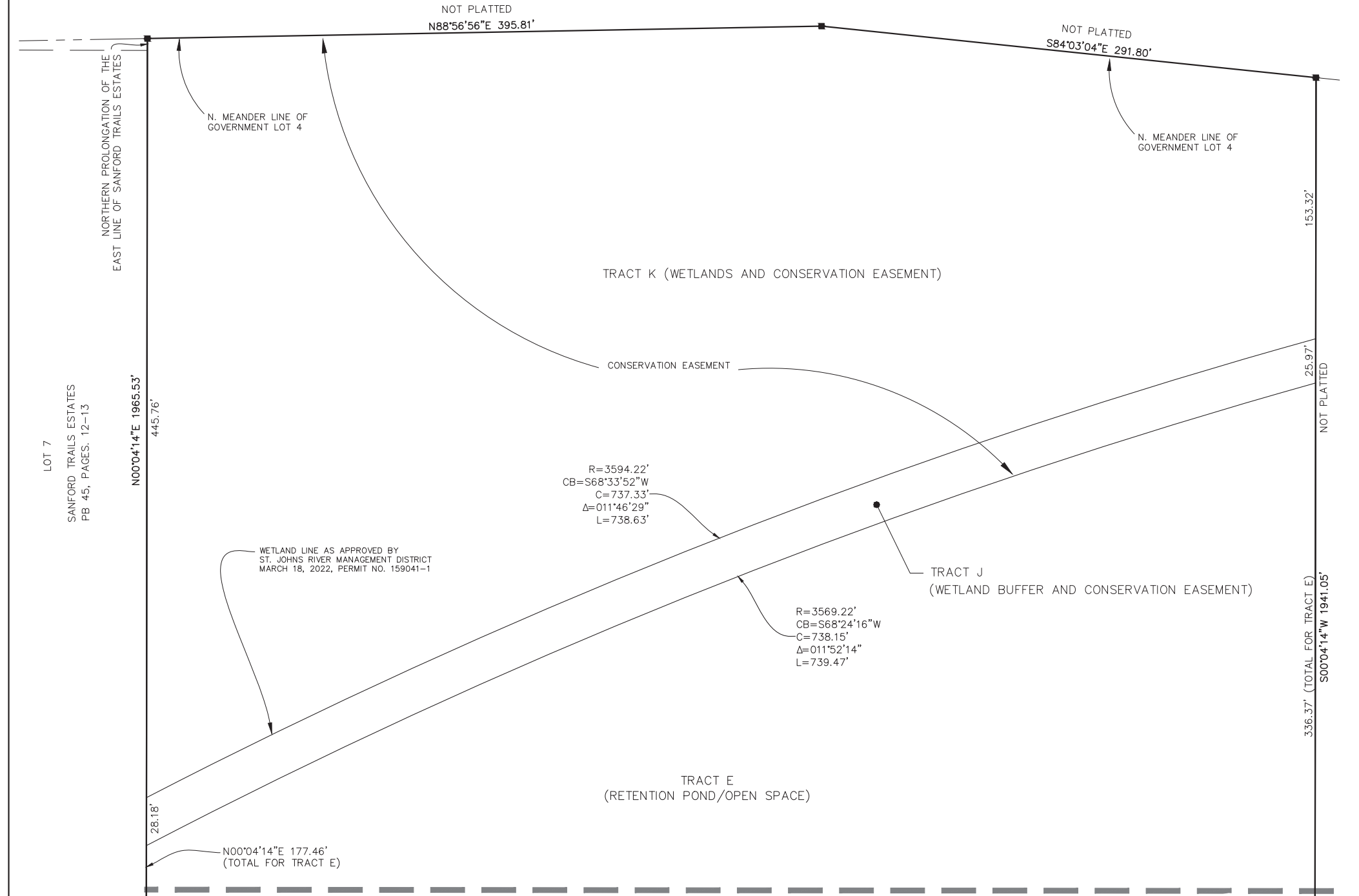
ESTATES AT RIVERCREST

SHEET 7 OF 7

PLAT BOOK

PAGE

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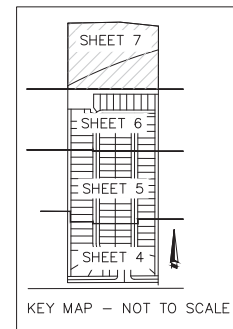
MATCHLINE SEE SHEET 6



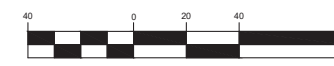
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GRAPHIC SCALE



GRAPHIC SCALE 1" = 40'